

The Regular Meeting of Souderton Borough Council, held on Tuesday, September 3, 2013, was called to order by Borough Council President Brian Goshow at 7:30 p.m. Members of Borough Council present at the regular meeting included the following:

President Brian K. Goshow	Councillor Edward Huber
Vice-President Andrew C. Schlosser	
Councillor Ned D. Leight	Mayor John R. Reynolds
Councillor D. Jeffrey Gross	
Councillor Steven J. Toy	Solicitor Robert G. Bricker
Councillor Preston Miller	Borough Manager P. Michael Coll
Councillor Richard Halbom	Public Works Director Seven Coll

Absent from the meeting was Councillor Richard Godshall. The Invocation was given by Councillor Richard Halbom, followed by the Pledge of Allegiance to the Flag.

Consideration was given to the minutes of the August 5, 2013 Regular Borough Council Meeting and August Work Sessions. A motion was made by Councillor Richard Halbom, seconded by Councillor Preston Miller, to approve the minutes of the August 5, 2013 Regular Borough Council Meeting and August 2013 Work Sessions as presented. The motion was approved.

The Borough Solicitor's report for the month of August, 2013 was distributed to Borough Council. The Borough Solicitor participated in a conference call with SEPTA representatives regarding the proposed lease for the train station. The Borough Solicitor had a subsequent telephone conversation with SEPTA's legal counsel regarding certain lease terms and preparation of the lease. The Borough Solicitor attended a meeting with the Borough Manager, Chief Operator of the WWTP, Borough's consulting engineer and the Borough's special environmental counsel regarding the scheduled meeting with DEP concerning sewer plant violation notices. The Borough Solicitor expects to review the homeowners' association documents for the Berkeley Court development. They will also work on the developer's agreement and improvement escrow agreements.

Public Works Director Steven Coll submitted his monthly report to Borough Council. In addition to the monthly report he reported that the oil and chip surface treatment has been completed.

Borough Manager Michael Coll noted that considerable time was devoted towards the successful negotiation of a lease agreement with SEPTA for the train station property. State Representative Robert Godshall supported the Borough's efforts and through his assistance the discussions have finally moved in a positive direction. Through our recent telephone conference, SEPTA will finalize a lease agreement for execution by both the Borough and SEPTA Board of Directors in October. Concerning the agenda for this evening, bids were received for the land application of bio-solids from the Souderton Waste Water Treatment Plant. The Borough Manager noted that revisions were made to the specifications since the last bid and the result of this bid advertisement was very favorable. A recommendation is made to award the contract to Jesse Baro, Incorporated. Bids for the West Chestnut Street Playground project were not favorable and grossly exceeded budget and engineering estimates. Unfortunately a recommendation must be made to reject all bids and refer the project back to Committee. A request will be submitted to Montgomery County for a time extension to rebid the project with construction in 2014. The Souderton Planning Commission completed review and has recommended approval of the two lot plan of subdivision as proposed by Hoff Properties, LLC for property at 541 Wile Avenue. This property was formerly used as a lawfully nonconforming warehouse for a small vending committee. The Zoning Hearing Board granted necessary variances to permit the subdivision of the property into two undersized single family building lots. The Planning Commission also recommended approval of a plan of subdivision for Thomas and Marguerite Knowlan, 549 Colonial Avenue. The property owners received a variance to permit the subdivision of an irregular shaped lot to create a slightly undersized single family building lot at the corner of Colonial Avenue and West Reliance Road. Recommendations have

been made by Committee members to appoint William Collier to the Zoning Hearing Board to fill the vacancy of Jack Marden; the appointment of Preston Miller to the Souderton Industrial Development Authority to fill the vacancy of George Johansen and the re-appointment of Andrew Schlosser to the Souderton Planning Commission. Borough Auditor Greg Ede of Styer Associates attended the August work session to present and discuss the general purpose financial statements of the Borough for the calendar year ending December 31, 2012. A recommendation has been made to approve the statements.

Consideration was given to paying the bills for the month of August, 2013.

GENERAL FUND

Advanced Disposal	\$379.20	Bearings and Drives Unlimited	\$11.70
AT&T	73.86	Bergey's, Inc	126.66
Blooming Glen Quarry	275.66	Boucher & James, Inc	2,052.16
Chemsearch	2,164.95	Bricker, Landis, Hunsberger	2,116.65
Clemens Uniform Rental	262.37	C & S Lawn & Landscape, Inc	615.00
Comcast Cable	136.80	Clemens Uniform Rental	104.70
Copes Garage, Inc	387.03	Comcast Cable	136.80
Daniel L. Beardsley, Ltd	126.00	Commonwealth Precast, Inc	240.00
David Freed	229.99	Copes Garage & Auto Body	391.89
Delta Dental	1,043.68	Country-Fair Cleaners	324.10
Freedom Systems Corporation	40.70	Daniel L. Beardsley, Ltd	177.90
Fromm Electric Supply Corp	132.18	Davidheisers, Inc	26.00
Good Plumbing Heating A/C, Inc	78.54	Delta Dental	1,328.32
HISI	4,792.00	Derstines	588.41
Independence Blue Cross	13,633.22	Dischell Bartle Yanoff & Dooley	918.50
Independence Construction Materials	220.34	Fretz Enterprises	72.00
Indian Creek Foundation	441.00	Fromm Electric Supply	83.40
Keystone Health Plan East	10,791.16	Galls, Inc	237.07
Landis Block & Concrete	155.35	Highway Materials, Inc	508.42
Landis Fences	2,240.40	HISI	4,825.00
Lane-King of Prussia	3,290.00	Home Depot	78.35
Metlife	4,785.78	Kopp Equipment Sales	46.50
Montgomery Newspaper	169.91	Lawson Products, Inc	965.59
Moyer Indoor/Outdoor	2,010.22	Letterco	67.92
Naceville Materials	889.09	Maglocen	400.00
Nationwide Trust Company	394.58	McDonald Uniform Company	132.32
Nationwide Trust Company	1,984.73	Metlife	2,368.20
NetCarrier Telecom, Inc	320.97	Montgomery Newspaper	339.83
Nextel Communications	335.53	Moyer Indoor/Outdoor	2,465.04
North American Benefits Company	879.06	Nationwide Trust Company	198.92
North Penn Water Authority	1,185.29	Nationwide Trust Company	993.73
Oldcastle Lawn & Garden North	887.50	NetCarrier Telecom, Inc	322.55
PECO Energy	28.49	Nextel Communications	191.27
Petty Cash Fund	157.23	PECO Energy	28.92
Potty Queen	422.00	PA One Call System	5.43
PPL Electric Utilities	8,161.87	Plasterer Equipment Company	50.33
PPL Electric Utilities	80.47	PPL Electric Utilities	8,115.84
Richter Drafting & Office Supply	116.18	PPL Electric Utilities	262.22
Robert W. Harley, RPR	175.00	Shelly Enterprises	376.24
RR Donelley	30.50	Suburban Propane	2,381.45
SEPTA	400.00	Sudz In a Bucket	88.00
Shelly Enterprises, Inc	14.98	Syna Tek	42.50
Styer Associates	4,545.00	Trumbauers Lawn & rec, Inc	1,439.28
Suburban Propane	1,087.33	Univest VISA	90.59
Univest VISA	91.51	Univest VISA	897.41
Univest VISA	138.00	Verizon	54.61
Unum Insurance Company	799.19	Verizon Wireless	40.01

Verizon	56.39	Weldon Auto Parts	5.38
Wise Electric	95.00	AT&T	52.98
Advanced Disposal	403.20	Total General Fund	\$108,925.52

SEWER FUND

Advanced Disposal	\$291.56	Postmaster, Lansdale	\$856.05
Altek Business Systems, Inc	62.25	Advanced Disposal	303.56
Bearing & Drives Unlimited	259.00	Bearings & Drives Unlimited	15.50
Cintas First Aid & Safety	31.94	Boucher & James, Inc	604.79
Clemens Uniform Rental	187.08	Bricker, Landis & Hunsberger, LLC	610.00
Comcast Cable	87.85	Carquest	26.17
D & M Machine, Inc	268.00	CHL Systems	969.66
Delta Dental	358.30	Cintas First Aid & Safety	93.69
Detlan Equipment, Inc	115.78	Clemens Uniform Rental	140.31
Farm Bureau Garage, Inc	69.95	Comcast Cable	79.90
Georges Tool Rental	270.00	Daniel L. Beardsley, Ltd	147.65
Gouldey Welding & Fabrication	424.40	Delta Dental	358.30
HISI	1,082.00	Georges Tool Rental	174.00
Home Depot	20.88	HISI	1,082.00
Independence Blue Cross	1,627.76	Lawson Products, Inc	331.75
Irvin G. Tyson & Son, Inc	1,288.00	Metlife	23.07
Keystone Health Plan East	2,749.60	Motion Industries	1,066.96
Maryland Biochemical Co., Inc	1,486.96	Moyer Indoor/Outdoor	417.06
Metlife	46.14	Nelson Wire Rope Corporation	672.28
Moyer Indoor/Outdoor	302.61	NetCarrier Telecom, Inc	161.06
NetCarrier Telecom, Inc	150.00	PPL Electric Utilities	17,583.73
North American Benefits Company	325.89	Siemens Industry, Inc	4,353.61
North Penn Water Authority	76.62	Suburban Water Testing Labs	616.00
Parkson	213.96	Synagro Central, LLC	8,692.23
PRWA	220.00	Univar USA, Inc	5,982.04
Siemens Industry, Inc	2,209.55	Univest VISA	230.00
Suburban Water Testing Labs	906.00	USA Blue Book	3,308.13
Synagro Central, LLC	3,295.81	Verizon	61.73
Univar USA, Inc	5,171.67	West Generator Services	467.46
Unum Insurance Company	267.57	Wise Electric	65.00
Verizon	61.44		
Youngs	5.52	Total Sewer Fund	\$73,427.78

POOL FUND

Advanced Disposal	\$423.40	Shelly Enterprises, Inc	\$142.09
Airgas National Carbonation	40.00	Suburban Water Testing Labs	366.00
Alderfer Glass Co	75.00	Univest VISA	700.71
Buckmans, Inc	1,795.75	Youngs	456.55
Comcast Cable	100.18	Advanced Disposal	436.75
Derstines	5,938.01	Airgas National Carbonation	531.94
Derstines	1,782.93	Alderfer Glass Co	32.56
Elifeguard, Inc	61.89	Comcast Cable	100.18
Fastenal	3.23	Derstines	1,181.12
First Class Entertainment	275.00	GALCO Business Communications	3,106.22
Fromm Electric Supply Corp	55.58	Good Plumbing Heating A/C, Inc	588.84
Home Depot	28.77	Home Depot	57.86
Kathy Armitage	187.76	Kathy Armitage	86.13
Markey Paper & Packaging, Inc	129.55	Markey Paper & Packaging	81.66
Moyer Indoor/Outdoor	70.79	Moyer Specialty Foods, LLC	455.16
Moyer Specialty Foods, LLC	547.30	NetCarrier Telecom, Inc	93.14
Nelsons Ice Cream, Inc	735.34	PECO Energy	330.37
NetCarrier Telecom, Inc	86.37	PPL Electric Utilities	2,669.73
PECO Energy	317.39	Richter Drafting & Office Supply	163.10
Penn Jersey Slush, LLC	1,182.00	Suburban Water testing Labs	183.00
Pepsi Beverage Company	1,002.29	Youngs	47.52
Richter Drafting & Office Supply	536.97	Total Pool Fund	\$27,186.13

CAPITAL RESERVE FUND

C & S Lawn & Landscape	\$1,200.00	Boucher & James, Inc	\$5,352.40
Indian Valley Appraisal Co	2,200.00	Scott A. Seifert	8,619.60
Bishop Wood Products	1,249.76	Total Capital Reserve Fund	\$18,621.76

SEWER CAPTAL FUND

LIQUID FUELS FUND

PPL Electric Utilities	\$458.49	PPI Electric Utilities	\$16.94
Armour & Sons Electric, Inc	353.82	Signal Control Products, Inc	219.00
Letterco	2,105.00		
PPI Electric Utilites	490.89	Total Liquid Fuels Fund	\$3,644.14

A motion was made by Councillor Preston Miller, seconded by Councillor Steven Toy, to authorize payment of the bills for the month of August, 2013, as presented. The motion was approved.

President Brian Goshow opened the floor to the audience who may wish to address Borough Council on any topic or matter of concern. There was no public comment.

Consideration was given to the bids for the disposal of bio-solids from the waste water treatment plant through land application. Bids were received and opened at 2:00 pm on Tuesday, September 3, 2013. The bids were tabulated and presented to Borough Council.

Land Application of Biosolids
Souderton Waste Water Treatment Plant
September 3, 2013

Bidder	Land Application Biosolids	Landfill Disposal Biosolids	Total Disposal Contract
Jesse Baro, Inc 157 Quarry Road Douglassville, PA 19518	\$69.50 per ton \$81,315.00	\$102.00 per ton \$13,260.00	\$94,575.00
Synagro Central, LLC 435 Williams Ct, Suite 100 Baltimore, MD 21220	\$72.00 per ton \$84,240.00	\$112.00 per ton \$14,560.00	\$98,800.00
Amerigreen, Inc. 96 Commerce Dr, Box 170 Wyomissing, PA 19610	\$88.88 per ton \$103,989.60	\$98.36 per ton \$12,786.80	\$116,776.40
Solid Waste Services, Inc 2650 Audubon Rd Audubon, PA 19403	\$105.54 per ton \$123,481.80	\$95.00 per ton \$12,350.00	\$135,831.80

A motion was made by Councillor Edward Huber, and seconded by Councillor Richard Halbom, to award the contract for land application of bio-solids to Jesse Baro, Inc, 157 Quarry Road, Douglassville, PA based on quoted prices per ton and an estimated contract price of \$94,575.00. The motion was approved.

Borough Manager Michael Coll reported that bids for the West Chestnut Street Playground project were received on August 26, 2013. Despite a large turnout for the mandatory pre-bid meeting, only three contractors submitted bid for the project, tabulated as follows:

S & H Landscaping	Total Base Bid	\$470,175.45
Land-Tech Enterprises	Total Base Bid	\$475,851.00
Rockport Construction	Total Base Bid	\$496,961.00

The Borough Manager noted that the Borough Engineer has estimated the base price for this project at \$325,000. The project will have to be re-evaluated by Committee members with another bid later in the year to prepare for construction in 2014.

A motion was made by Councillor Jeffrey Gross, and seconded by Councillor Preston Miller, to reject all bids for the West Chestnut Street Playground Project since they grossly exceeded Borough Engineer estimates. The motion was approved.

The next item of business was consideration of the two lot subdivision plan for Hoff Properties concerning property at 541 Wile Avenue. Kyle Hoff of Hoff Properties and his engineer Bradley Clymer of Richard C. Mast were in attendance to discuss the proposed plan. Councillor Edward Huber disclosed that he will abstain from voting and participation in this matter given his employment with Richard C. Mast. Bradley Clymer provided a brief overview of the subdivision plan to Borough Council. Borough Council expressed some concern with the waiver request for the replacement of trees. A recommendation was made to include an oak tree in the rear yard of each lot along with an ornamental tree in the front yard of each lot. Yard drains discharging to the street were accepted by Borough Council with a condition that sump pump discharges must be diverted to the yard during periods of freezing temperatures.

A motion was made by Councillor Richard Halbom, and seconded by Councillor Steven Toy, to approve the plan of subdivision, dated July 16, 2013 as prepared for Hoff Properties, LLC for property located at 541 Wile Avenue with the noted waivers from SALDO section 303.4.A; Section 418.3.D; and section 418.4 contingent upon the placement of an oak tree in the rear yard of each lot and satisfying all remaining comments of the Borough Engineer by letter dated August 13, 2013. The motion was approved by a vote of 7 yeas, no nays and 1 abstention by Councillor Huber.

Bradley Clymer of Richard C. Mast Associates noted that they have also prepared the plan of subdivision for Thomas and Marguerite Knowlan, 549 Colonial Avenue. The Souderton Planning Commission has recommended approval and his client is requesting similar waivers as in the prior application. For the record, Councillor Edward Huber disclosed that he will abstain from voting and participation in this matter given his employment with Richard C. Mast.

A motion was made by Councillor Jeffrey Gross, and seconded by Councillor Preston Miller, to approve the plan of subdivision, dated August 13, 2013 as prepared for Thomas and Marguerite Knowlan for property located at 549 Colonial Avenue with the noted waivers from SALDO section 303.4.A; Section 418.3.D; and section 418.4 contingent upon satisfying all remaining comments of the Borough Engineer by letter dated August 21, 2013. The motion was approved by a vote of 7 yeas, no nays and 1 abstention by Councillor Huber.

A motion was made by Councillor Jeffrey Gross and seconded by Councillor Ned D. Leight, to appoint William H. Collier, III, 329 N. Second Street, Souderton, PA as a member to the Zoning Hearing Board to fill the unexpired term of Jack Marden through December 31, 2013. The motion was approved.

A motion was made by Councillor Ned D. Leight and seconded by Councillor Steven Toy, to appoint Preston Miller, 220 Noble Street to the Souderton Industrial Development Authority through August 4, 2018, filling the vacancy of George Johansen. The motion was approved.

A motion was made by Councillor Ned D. Leight and seconded by Councillor Richard Halbom, to appoint Andrew Schlosser, 325 Highland Avenue to the Souderton Planning Commission through July 2, 2018. The motion was approved.

A motion was made by Councillor Preston Miller and seconded by Councillor Edward Huber, to approve the General Purpose Financial Statements for the calendar year ending December 31, 2012 as prepared by Styer Associates, Certified Public Accountants. The motion was approved.

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully Submitted,

P. Michael Coll, Secretary

WORK SESSION MINUTES AND COMMITTEE REPORTS

Public Works Work Session – September 9, 2013 (7:00pm to 8:30pm)

Council Attendees: John Reynolds, Brian Goshow, Jeffrey Gross, Richard Godshall, Steven Toy, Preston Miller, Richard Halbom and Edward Huber. Junior Councillor Triston Loux

Staff Attendees: Police Chief James Leary and Borough Manager Michael Coll.

Police Chief

Police Chief James P. Leary attended the work session for the purpose of distributing his monthly narrative and statistical reports. Chief Leary will be on vacation next week. Chief Leary shared a few news articles that highlighted some recent police activity and arrests.

1. Sanitation Committee

- a) The August, 2013 Discharge Monitoring Report will be filed with no exceptions to permit discharge limits. Plant personnel are cleaning the “A” side sludge digester for maintenance. Franc Environmental will assist with vacuum cleaning. Gouldey Welding will fabricate new air lines and crews will replace the air diffusers. Return activated sludge pump number 3 was repaired by Tyson and Son and re-installed by plant personnel.
- b) DEP has requested a meeting on September 10, 2013 to review the status of the violation notices issued in 2012. The issues were previously reported to Borough Council and include an electrical power failure following a storm event in July, replacement of a bar screen without proper notification, disposal of four loads of sludge exceeding the fecal coliform limitations and excessive discharge of solids caused by Leidy’s Meats. The Borough answered all of the notices as required. This meeting is in preparation for DEP to issue monetary fines for the events. Special Legal Counsel Steven Miano, Borough Solicitor Robert Bricker, Engineer Fred Ciottoni and Chief Operator Sal DeSimone will represent the Borough during this administrative meeting. ALL Holding Company has been placed on notice back in December, 2012 that any fines issued by DEP for the solids violation will be passed on to Leidy’s for reimbursement.
- c) Results of the single trash/recycling hauler survey conducted earlier in the year have now been tabulated. A total of 910 responses were received from a mailing of approximately 2,100, representing a 43% response rate. While an overwhelming majority of 757 respondents noted that they were satisfied with their current trash and recycling service, 544 respondents indicated that they would support a single hauler system if economically advantageous. A total of 182 respondents did not support a single hauler and only 154 respondents indicated that they would not support a single hauler regardless of any anticipated cost savings. Borough Council concluded from the survey that moving forward with a formal bid to ascertain the actual cost of a single hauler system would not be a waste of time. It was noted that Silverdale, Sellersville and Chalfont Boroughs seem to have a straight forward bidding process. The Borough Manager was instructed to obtain sample contracts for Committee review.

2. Highway Committee

- a) Public Works Director Steven Coll prepared a written outline of highway department activities which was reviewed with Borough Council.
- b) A discussion was held concerning recommendations for paving and overlay projects. A recommendation was made to mill and overlay East Walnut Street from Main Street to the unnamed alley; Central Avenue from Main Street to the railroad crossing and N. Second Street from East Broad Street to Central Avenue. Crews are working on replacing the storm drain line along N. Second Street prior to paving. North Penn water Authority completed a water main replacement project along Second Street a few years ago. The project will be advertised for bids in September with a recommendation for award at the October Borough Council meeting. The project should only take a few days to complete.

3. Sidewalk Committee

- a) Crews are scheduled to complete the reconstruction of the crosswalks at Chestnut Street and Main Street. The work will start on the east side which will require fairly significant grade changes to Chestnut Street. The granite curb was previously purchased through a Montgomery County streetscape grant. Depending on time and weather conditions, crews will then move to the west side and lastly they will complete the crosswalk at Lumber Street.

4. Recreation Committee

- a) Borough Manager Michael Coll reported on the status of the West Chestnut Street Playground Project. Bids for the project grossly exceeded budget projects and were formally rejected at the September 3, 2013 Borough Council Meeting. The Borough Manager noted some recommended revisions to the scope of the project to reduce the overall contract cost. A recommendation was also made to provide a listing of approved equivalent playground pieces to open completion among the playground suppliers. The first bid exclusively mandated only one modular playground suppliers and one safety tile supplier. A letter will be sent to Montgomery County to authorize an extension of the project through June 30, 2014. Bids for the project are expected to be advertised in November with an award scheduled for January 2014.
- b) Borough Manager Michael Coll reported that the competition pool is experiencing a fairly significant leak and will not hold water throughout the off season. The issue appears to be with the caulked joints that we replaced at the end of last season. Moyer will assist in evaluating the source of the leak.

5. Property Committee

- a) Borough Manager Michael Coll summarized the proposed lease agreement between SEPTA and the Borough for the train station property. While SEPTA determined that the appraised value of the lease should be \$33,000 annually, they are proposing that the Borough pay \$6,000 annually with the balance of \$27,000 credited against the \$1,500,000 improvement project. This arrangement will extend nearly 50 years until the capital improvements are fully credited. The Borough should be able to raise the annual cash rental payments through the subleases, with sufficient revenue to cover maintenance expenses of the properties. We expect a final version of the lease to be prepared for formal action at the October 7 Borough Council meeting.

Administrative Work Session – September 16, 2013 (7:00pm-9:10pm)

Council Attendees: John Reynolds, Jeffrey Gross, Richard Godshall, Andrew Schlosser, Steven Toy, Preston Miller, Richard Halbom and Edward Huber.

Staff Attendees: Borough Manager Michael Coll.

1. Police Committee

- a) Chief Leary distributed his narrative and statistical reports for the month of August at last week's work session, in preparation for his scheduled vacation.

2. Administrative Committee

- a) No new items were discussed. Mayor John Reynolds requested that an Executive Session be held at the conclusion of the work session agenda to advise Borough Council on the status of negotiations with the Police Officers for a new collective bargaining agreement to become effective January 1, 2014.

3. Development Committee

- a) Committee members reviewed the agenda for the Souderton Planning Commission Meeting scheduled for September 18, 2013. Borough Manager Michael Coll presented and described the status and plans for the Turnersville Estates, Berkeley Court land development; Lacher Insurance land development plan; and the minor plan of subdivision for properties at 109 Penn Avenue, 101 Penn Avenue and 59 Highland Avenue. The Borough Manager expects that the Souderton Planning Commission will act favorably to final conditional approval for the Berkeley Court development on the former high school parking lot at School Lane and East Broad Street. Tim Hendricks is expected to remove the drive through service for the commercial building since Dunkin Donuts will not be relocating to this site and he does not have a firm tenant for this space. The conditional use for the drive through may or may not be revisited depending on the tenant. He is in conversation with Starbucks and Cold Stone Creamery. Borough Solicitor Robert Bricker has prepared an Improvement Construction Agreement and an Improvement Escrow Fund Agreement between the Borough and the developer which was circulated to Borough Council for their review. Pending favorable action by the Planning Commission, this item will be on the October 7 Borough Council agenda. There is no expected action required on the Lacher Insurance Project at this time. The Borough Engineer met with the consultant for the minor subdivision plan for the properties at 109 Penn Avenue, 101 Penn Avenue and 59 Highland Avenue. Pending favorable action by the Planning Commission, this item is expected to be scheduled for formal consideration at the October 7 Borough Council meeting.
- b) No discussion was held on the proposed Property Maintenance Ordinance.
- c) Borough Manager Michael Coll reported that the Montgomery County Planning Commission has completed a draft of a fully codified zoning Ordinance. The draft assembles all the various Zoning Ordinance amendments into one codified ordinance that will eventually be recommended for adoption. The draft copy is currently under review by the Borough Solicitor and Borough staff. There are a few items requiring revision. Borough Council members suggested that the remaining Zoning Districts, Sign regulations and parking regulations be reviewed again prior to completing the newly codified Zoning Ordinance.
- d) A letter was sent to Urban Partners confirming their appointment to serve as the consultants for the Business Improvement District Planning project. An initial

stakeholders meeting will be scheduled in early October to begin preparations for this project.

- e) With the positive movement in the Lease Agreement for the Train Station property, a recommendation will be made at the October 7 Borough Council meeting to formally appoint George Donovan & Associates to serve as the consultants for the Souderton Train Station renovation project.

4. Finance Committee

- a) Borough Manager Michael Coll noted that he has met with Uninvest Bank representatives concerning the \$500,000 line of credit for the Souderton Train Station project to serve as interim financing against the state and federal grants. Bank representatives noted that this type of borrowing does not qualify as tax exempt and will be a taxable loan which reflects in the quoted rate. Uninvest subsequently modified certain loan conditions and issued a revised commitment letter for formal consideration by Borough Council. This item will be on the October 7th agenda.
- b) The Borough received a commitment letter from Uninvest Bank and Trust Company to issue a \$225,000 Tax Anticipation Loan to the Borough effective January 2, 2014. A motion to authorize the Borough Solicitor to prepare and advertise the required documents to secure this loan will be scheduled for consideration on October 7.
- c) Borough Manager Michael Coll reviewed the completed Minimum Municipal Obligation worksheets for the 2014 calendar year for both the Police Pension Plan and the Non-Uniformed Pension Plan. The MMO worksheets must be considered in the preparation of the 2014 Budget. The worksheets suggest that expected State Pension Assistance should account for most of the Borough's obligations in 2014.

EXECUTIVE SESSION

Borough Council adjourned to Executive Session to discuss the status of contract negotiations with the Souderton Police Officers. The executive Session began at 8:10 pm and concluded at 9:10 pm.